

SUMMIT TOWNSHIP PLANNING COMMISSION

August 16, 2011

MEMBERS PRESENT: Raymond McQuillan, Chairman; Robert Simmons, Vice Chairman; Dennis Hackett, Secretary; Gordon Heins, Township Board Liaison, George Gancsos, Zoning Board of Appeals Liaison; Stephen Artz; Jack Shelby, Richard Erhardt and John Worden, Summit Township Zoning Administrator.

MEMBERS ABSENT: Natalie Stopyak, Recreation Planning Commission Liaison; Dennis Hackett, Secretary

The meeting was called to order by R. McQuillan, Chairman, on Tuesday, August 16, 2011 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by G. Heins, supported by R. Erhardt, to approve the Tuesday, June 25, 2011 minutes with the noted modification. The motion carried unanimously.

Case #11-08-0014 – Conditional Use Permit Group Day Care up to 12 children – 3800 Dormay Dr. – Lisa Riggins, Applicant/Owner

A public hearing was held on the request of Lisa Riggins, of 763 Randolph. Due to a medical issue L. Riggins daughter Brandy Riggins, of 763 Randolph, was present to speak on the applicant's behalf. The applicant operates a six (6) children day care business at 763 Randolph address, and hopes to operate a group day care allowing up to twelve (12) children at the property she recently purchased at 3800 Dormay Dr.

B. Riggins explained the group day care will operate from 6:00 a.m. – 10:00 p.m. All indoor and outdoor activities will be supervised. Children will not have access to the in ground pool, and will utilize the downstairs walkout basement which has goes into the back yard. The back yard is currently not fenced, but the applicant plans to fence the north area.

R. Erhardt, S. Artz and G. Gancsos expressed concern for the day care children having access to the pool.

R. McQuillan, Chairman, stated this application could be tabled to another time if the committee did not feel they had enough information.

Public Comment-

Shirley Stimer, of 1625 Gary Paul Lane, spoke in opposition of the application she lives across the street from the property and is concerned about increased traffic and the safety of her grandchildren.

R. Erhardt noted the north side of the property is a dead end street.

B. Riggins further explained some of the children attending the day care have siblings that also attend, so additional traffic would be minimal.

Gary Stimer, of 1625 Gary Paul Lane, spoke in opposition of the application he expressed concerns over increased traffic, noise levels and safety for his grandchildren. He explained he is retired and would like to enjoy his backyard, but feels allowing this application would interfere with this.

Additional Comments:

J. Worden received a phone call from a neighbor to the south that works third shift who expressed noise concerns. Additionally, another couple came into the township office expressing property value concerns.

R. Erhardt, asked if the house has air condition?

B. Riggins did not know.

J. Shelby noted it was unclear what part of the house and yard where the children would be at and requested that a more detailed floor plan be presented especially where the children will be and a more definite plan for the pool area.

R. Erhardt expressed concern over going forward with the application and asked if it could be tabled.

J. Worden, explained to B. Riggins if tabled this could delay the application up to sixty (60) days, and questioned if the delay would affect the closing on the property?

B. Riggins noted the delay would not affect the closing on the property.

R. McQuillan, Chairman, commented that because of the unanswered child/pool questions, the fence not being installed, the public comment and the committee concerns this item should be tabled to allow the applicant to appear at a later time to represent herself.

A motion was made by R. Erhardt, supported by J. Shelby, to table this application until the next Planning Commission meeting in September. The motion carried unanimously.

A motion was made by S. Artz, supported by R. Simmons, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

John Worden, Acting Secretary
Summit Township Planning Commission